

OFFERING MEMORANDUM

10965 WRIGHT RD

LYNWOOD, CA 90262

AN 11-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY IN LYNWOOD | PROPERTY SITS ON A LARGE 29,465 SF LOT WITH APPROXIMATELY 12,780 SF OF GROSS BUILDING AREA.



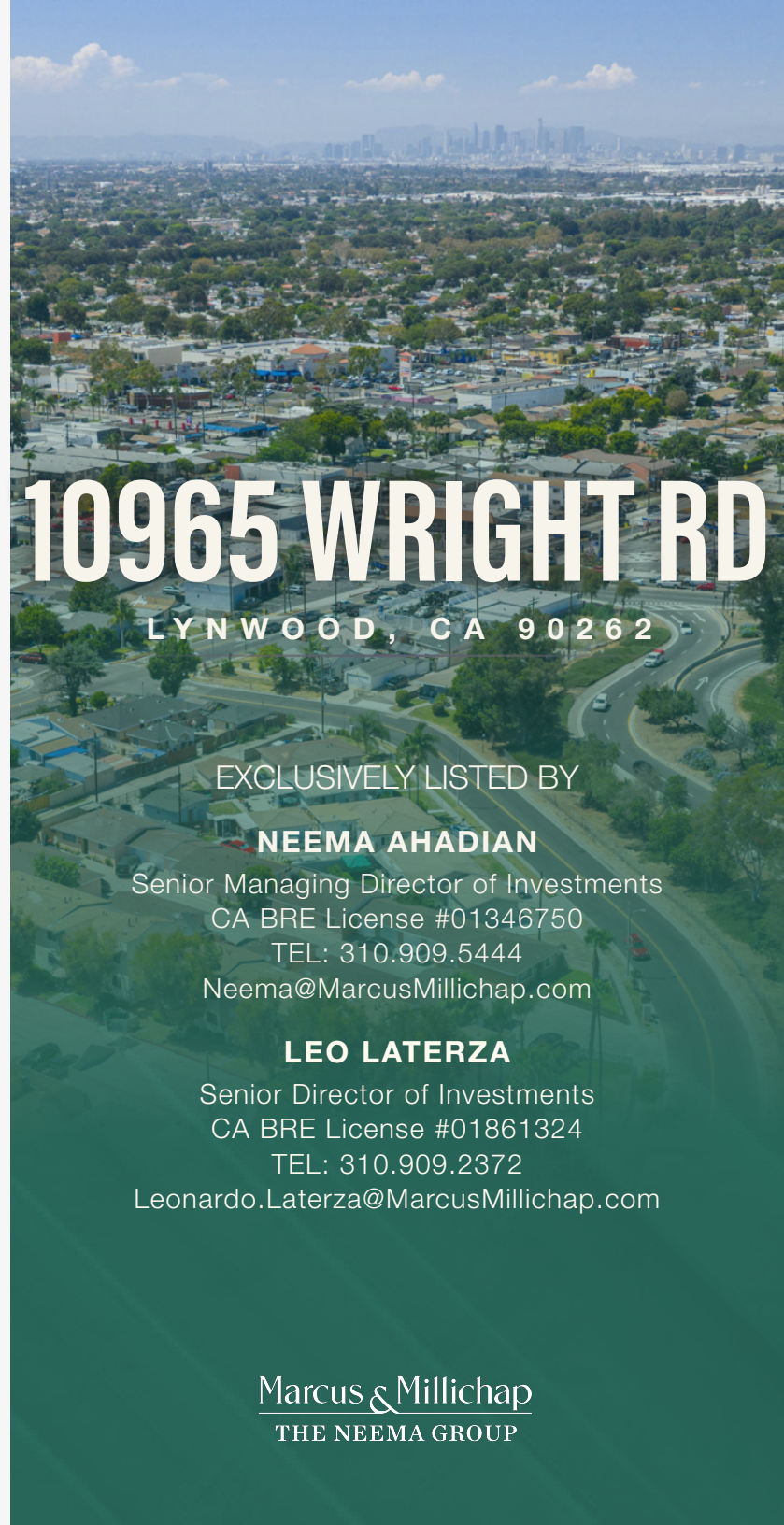
Marcus & Millichap
THE NEEMA GROUP

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LYNWOOD, CA 90262

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THE NEEMA GROUP

PROPERTY SUMMARY

10965 WRIGHT RD
LYNWOOD, CA 90262

PROPERTY INFORMATION

ADDRESS:	10965 Wright Rd Lynwood, CA 90262
NUMBER OF UNITS:	11
APPROX. GROSS SF:	12,780
APPROX. LOT SIZE:	29,465 SF
YEAR BUILT:	1950 & 1962*
PARCEL NUMBER:	6194-005-022
PROPERTY TYPE:	Multifamily
UNIT MIX:	(5) 2+1 (1) 3+2 (5) 4+2

PRICING INFORMATION

SALE PRICE:	\$2,700,000
PRICE PER UNIT	\$245,455
PRICE PER SF:	\$211
CURRENT CAP RATE:	7.03%
CURRENT GIM:	8.40
MARKET CAP RATE:	8.47%
MARKET GIM:	7.41

**The buildings were moved onto the property in 1988.*



INVESTMENT HIGHLIGHTS



The Neema Group of Marcus & Millichap is pleased to present 10965 Wright Road, an 11-unit multifamily investment opportunity in Lynwood. Built in 1950 & 1962, the property sits on a large 29,465 SF lot with approximately 12,780 SF of gross building area.



A diverse unit mix of five two-bedroom/one-bath units, one three-bedroom/two-bath, and five rear four-bedroom/two-bath units caters to a wide range of renter profiles.



The oversized 29,465 SF lot offers ample space for future value-add potential through ADU development by converting the exterior carports into units (buyer to verify).



The property is separately metered for gas and electric



A gated entrance provides tenants with a secure, controlled-access living environment. Dual entrances, one at the front and one at the rear of the property, offer added convenience and flexibility in designing future ADU development.



On-site community laundry, equipped with two washers and two dryers, contributes to in-place ancillary income alongside utility reimbursements and parking income, with notable additional upside available through renting out more storage to tenants.



Offered at \$2,700,000 (\$245,455/unit, \$211/SF), reflecting a 7.03% current cap rate and 8.40 GRM on in-place income.

RENT ROLL

NO. OF UNITS	UNIT NO.	UNIT TYPE	UNIT SF	CURRENT RENTS
1	1	4+2	1,426	\$2,815
2	2	4+2	1,426	\$2,635
3	3	2+1	900	\$1,811
4	4	2+1	900	\$1,673
5	5	2+1	900	\$2,045
6	6	2+1	900	\$1,995
7	7	3+2	1,150	\$2,453
8	8	4+2	1,426	\$3,150
9	9	2+1	900	\$1,311
10	10	4+2	1,426	\$3,150
11	11	4+2	1,426	\$2,846
11	TOTAL			\$25,884

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA	CURRENT RENT	MARKET RENTS
Scheduled Gross Income:	\$321,390	\$364,185
Less Vacancy Rate Reserve:	(\$16,070) 5.0%	(\$18,209) 5.0%
Gross Operating Income:	\$305,321	\$345,976
Less Expenses:	(\$115,530) 35.9%	(\$117,156) 32.2%
Net Operating Income:	\$189,790	\$228,820
Reserves:	(\$2,200)	(\$2,200)
Less Debt Service:	(\$99,746)	(\$99,746)
Pre-Tax Cash Flow:	\$87,844 6.5%	\$126,874 9.4%
Plus Principal Reduction:	\$16,339	\$16,339
Total Return Before Taxes:	\$104,183 7.7%	\$143,212 10.6%

ESTIMATED ANNUALIZED EXPENSES	CURRENT EXPENSES	MARKET EXPENSES
Taxes: Rate 1.36%	\$36,639	\$36,639
Insurance	\$15,600	\$15,600
Utilities	\$18,035	\$18,035
Waste Removal	\$16,547	\$16,547
Repairs & Maintenance	\$8,250	\$8,250
Management	\$12,213	\$13,839
Landscaping & Cleaning	\$1,595	\$1,595
Pest Control	\$1,221	\$1,221
Fire & Safety	\$148	\$148
License and Fees	\$645	\$645
Direct Assessment	\$4,638	\$4,638
Total Expenses:	\$115,530	\$117,156
Per Net Sq. Ft.:	\$9.04	\$9.17
Per Unit:	\$10,503	\$10,651

SCHEDULED INCOME		CURRENT RENTS		MARKET RENTS	
NO. OF UNITS	UNIT TYPE	AVG. MONTHLY RENT/UNIT	MONTHLY INCOME	AVG. MONTHLY RENT/UNIT	MONTHLY INCOME
5	2+1	\$1,767	\$8,835	\$2,100	\$10,500
1	3+2	\$2,453	\$2,453	\$2,700	\$2,700
5	4+2	\$2,919	\$14,596	\$3,250	\$16,250
Total Scheduled Rent:			\$25,884		\$29,450
	Laundry		\$500		\$500
	RUBS		\$239		\$239
	Parking		\$90		\$90
	Storage		\$50		\$50
	Pet Rent		\$20		\$20
Monthly Scheduled Gross Income:			\$26,783		\$30,349
			\$321,390		\$364,185

SUMMARY	
Price:	\$2,700,000
Down Payment: 50%	\$1,350,000
Number of Units:	11
Cost per Legal Unit:	\$245,455
Current GIM:	8.40
Market GIM:	7.41
Current CAP:	7.03%
Market CAP:	8.47%
Approx. Age:	1950 & 1962
Approx. Lot Size:	29,465
Approx. Gross SF:	12,780
Cost per Net GSF:	\$211

NEW POTENTIAL FINANCING	
New First Loan:	\$1,350,000
Interest Rate:	6.25%
Amortization:	30
Monthly Payment:	\$8,312.18
DCR:	1.90
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracy.	

SALE COMPARABLES

MULTIFAMILY

10965 WRIGHT RD
LYNWOOD, CA 90262



10965 WRIGHT RD
LYNWOOD, CA 90262

SALE PRICE \$2,700,000

YEAR BUILT 1950 & 1962

NO. OF UNITS 11

PRICE PER UNIT \$245,455

PRICE PER SF \$211

ACTUAL CAP RATE 7.03%

GRM 8.40

SALE DATE For Sale



3552-3554 BRENTON AVE
LYNWOOD, CA 90262

SALE PRICE \$2,119,000

YEAR BUILT 1956

NO. OF UNITS 7

PRICE PER UNIT \$302,714

PRICE PER SF \$290

ACTUAL CAP RATE -

GRM -

SALE DATE 5/15/2026



3364 ELIZABETH AVE
LYNWOOD, CA 90262

SALE PRICE \$1,800,000

YEAR BUILT 1958

NO. OF UNITS 8

PRICE PER UNIT \$225,000

PRICE PER SF \$178

ACTUAL CAP RATE 7.35%

GRM 9.59

SALE DATE 3/11/2026



3535 LOS FLORES BLVD
LYNWOOD, CA 90262

SALE PRICE \$1,075,000

YEAR BUILT 1948

NO. OF UNITS 6

PRICE PER UNIT \$179,167

PRICE PER SF \$297

ACTUAL CAP RATE 5.82%

GRM 10.04

SALE DATE 2/13/2026

SALE COMPARABLES

MULTIFAMILY



3323 LOS FLORES BLVD

LYNWOOD, CA 90262

SALE PRICE \$1,250,000

YEAR BUILT 1963

NO. OF UNITS 6

PRICE PER UNIT \$208,333

PRICE PER SF \$236

ACTUAL CAP RATE -

GRM -

SALE DATE 12/12/2025



11230 LOUISE AVE

LYNWOOD, CA 90262

SALE PRICE \$1,570,000

YEAR BUILT 1944

NO. OF UNITS 6

PRICE PER UNIT \$261,667

PRICE PER SF \$323

ACTUAL CAP RATE 7.98%

GRM 9.80

SALE DATE 10/29/2025



12041 PEACH ST

LYNWOOD, CA 90262

SALE PRICE \$1,000,000

YEAR BUILT 1953

NO. OF UNITS 6

PRICE PER UNIT \$166,667

PRICE PER SF \$227

ACTUAL CAP RATE 4.67%

GRM 11.00

SALE DATE 8/4/2025



11032 ATLANTIC AVE

LYNWOOD, CA 90262

SALE PRICE \$1,140,000

YEAR BUILT 1960

NO. OF UNITS 6

PRICE PER UNIT \$190,000

PRICE PER SF \$176

ACTUAL CAP RATE 6.00%

GRM 9.43

SALE DATE 7/21/2025

SALE COMPARABLES

MULTIFAMILY

10965 WRIGHT RD
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10500 LONG BEACH BLVD

LYNWOOD, CA 90262

SALE PRICE \$2,000,000

YEAR BUILT 1963

NO. OF UNITS 7

PRICE PER UNIT \$285,714

PRICE PER SF \$408

ACTUAL CAP RATE 5.07%

GRM -

SALE DATE 5/30/2025



10726 BARLOW AVE

LYNWOOD, CA 90262

SALE PRICE \$2,186,000

YEAR BUILT 1963

NO. OF UNITS 8

PRICE PER UNIT \$273,250

PRICE PER SF \$337

ACTUAL CAP RATE -

GRM -

SALE DATE 3/21/2025



10374 LONG BEACH BLVD

LYNWOOD, CA 90262

SALE PRICE \$2,095,000

YEAR BUILT 1964

NO. OF UNITS 12

PRICE PER UNIT \$174,583

PRICE PER SF \$234

ACTUAL CAP RATE 3.96%

GRM 15.15

SALE DATE 8/7/2024

ADU POTENTIAL

The abundant parking and storage spaces create an opportunity to add several **ADU's** via the newly passed **SB 1211 (Buyer to verify)**





Lynwood

CALIFORNIA

Lynwood is a California city located in Los Angeles County, about 14 miles south of Los Angeles and 22 miles northwest of Anaheim. Neighboring communities include South Gate (to the north), Compton (to the south) and Downey (to the east). Major highways in or near the city include Interstates I-105, I-110 and I-710. Nearest airports are the Long Beach airport (9 miles away) and Los Angeles International Airport (about 14 miles away).

DEMOGRAPHICS



\$67,350

MEDIAN HOUSEHOLD INCOME



66,346

POPULATION



\$842,500

MEDIAN HOME SALE PRICE

Major Landmarks



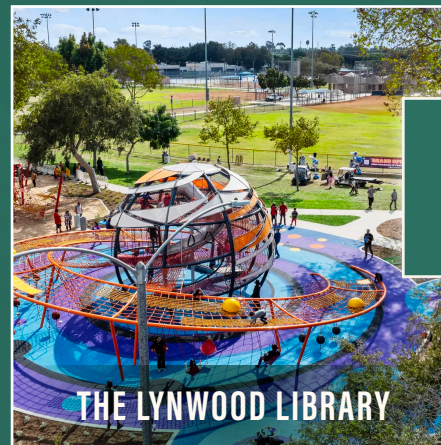
PLAZA MEXICO

Plaza Mexico in downtown area of Lynwood is known for its authentic and historic Mexican architecture. It is a multi-purpose retail and cultural center.



LYNWOOD CITY PARK

Lynwood City Park - Spans approximately 23 acres, this park offers open green spaces, playgrounds, and sports facilities, making it ideal for family outings and recreational activities.



THE LYNWOOD LIBRARY

The Lynwood Library, located at 11320 Bullis Road in Lynwood, California, has been a cornerstone of the community since its establishment in May 1915.

Top Employers

Economic

PROFILE

- **ST. FRANCIS MEDICAL CENTER:** A healthcare facility providing medical services and employment opportunities in various healthcare professions.
- **LYNWOOD UNIFIED SCHOOL DISTRICT:** The local school district, offering education services and employing teachers, administrators, and support staff.
- **CITY OF LYNWOOD:** The local government, including various departments such as public safety, administration, and public works.
- **ROBINSON HELICOPTER COMPANY:** A manufacturer of helicopters, providing employment in engineering, manufacturing, and related fields.
- **SUPERIOR GROCERS:** A grocery store chain, offering employment in retail and customer service roles.
- **NORTHGATE GONZÁLEZ MARKET:** Another grocery store chain, providing employment opportunities in the retail sector.

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